



**MEMORANDUM**                      **Planning Division – PZ Memo No. 16-005**

**DATE:**            FEBRUARY 17, 2016  
**TO:**                PLANNING AND ZONING COMMISSION  
**THRU:**            JEFF KURTZ, PLANNING ADMINISTRATOR  
                          KEVIN MAYO, PLANNING MANAGER  
**FROM:**            JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER  
**SUBJECT:**        PDP15-0014 TOWNEPLACE AT THE MET

- Request:            Preliminary Development Plan (PDP) approval for site layout and building design of a commercial development with a hotel and inline shops
- Location:           Southeast corner of Chandler Boulevard and Hearthstone Way
- Applicant:           Adam Baugh, Withey Morris, PLC
- Project info:        Approximately 4 acres, 4-story hotel with 109 rooms, and two 1-story 9,800 square foot inline retail/restaurant shop buildings

**RECOMMENDATION**

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

**BACKGROUND**

The property was zoned Planned Area Development (PAD) in 2013 for mixed use with a mid-rise overlay as part of a larger development which included a 300 unit multi-family residential apartment community, The Met. The mixed use parcel allows for commercial uses permitted by right in the Community Commercial (C-2) zoning district such as retail, restaurant, and office, and Multi-Family Residential (MF-2) uses, with a mid-rise overlay.

The subject site is bounded by Chandler Boulevard to the north and Hearthstone Way to the west. The Hyatt Place hotel and Chandler Village Drive are to the east. West of Hearthstone Way is vacant land zoned for light industrial and a plant nursery.

The request is for Preliminary Development Plan (PDP) approval for site layout and building design of a commercial development with a hotel and inline shops on approximately 4 acres. The proposal includes a 4-story, 54 foot high hotel with 109 rooms and amenities including a swimming pool, sun deck, fire pit, outdoor dining patio, fitness facility, lobby, business center, board room, and breakfast area. In addition, there are two 1-story 9,800 square foot inline retail/restaurant shop buildings. The inline shop buildings incorporate areas for open or cordoned-off outdoor dining.

The overall design theme is integrated with the adjacent apartment development with urban-style architecture and a pedestrian-oriented environment. Similar to The Met, the buildings have a contemporary style. The building architecture includes the use of natural stone, stucco, wood-look fiber cement siding, metal shade awnings, and other accents with earth-tone colors.

Pedestrian access is provided between the hotel and inline shop buildings. Pedestrian access is also provided via a decorative paved pathway and gate to and from The Met multi-family residential south of the subject site. Vehicular access is provided from both Chandler Boulevard and Hearthstone Way. The main entrance off of Chandler Boulevard includes colored decorative pavers, accent pavers at pedestrian crossings, and artwork in the form of a concrete medallion with an exposed aggregate finish. The main entry terminates at the hotel's porte-cochere front entry.

Building wall-mounted signs for the inline retail shop buildings will be designed in accordance with Sign Code utilizes either reverse pan channel (RPC) or pan channel lettering with halo-illumination as represented in the Development Booklet. Details for the wall-mounted hotel signs are included on the hotel's black and white building elevations, and includes pan channel lettering designed for the Marriot hotel brand. The request includes three freestanding monument signs which include a 6 foot high center identification sign and two 13'6" high multi-tenant signs. A few Sign Code deviations are requested as represented in the Development Booklet. Deviations include distance between two signs along Hearthstone Way, number of tenant panels, and sign height. Planning Staff recommends a zoning condition that tenant panel lettering be 3/4-inch routed-out push-through.

Several Zoning Code deviations are requested as represented in the Development Booklet. Deviations include a landscape intersection setback, parking setback, a couple landscape planter islands, and landscape setback reduction. These reductions allow for compliance with other site development standards such as minimum drive aisle widths and parking space dimensions.

## **DISCUSSION**

Planning Staff finds the proposed hotel and inline shop buildings to be a quality addition to the area surrounding the Chandler Fashion Center mall. The project is an extension of The Met multi-family residential and furthers an urban environment for living, shopping, and dining. Planning Staff finds the requested deviations for site development standards appropriate and similar to deviations previously approved with The Met. The requested deviations for signage are appropriate given the site's location in a regional commercial area.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on January 25, 2016. One person attended who resides in the nearby single-family residential subdivision. The resident gathered information on the project and was supportive of the proposal.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

### **RECOMMENDED ACTION**

#### **Preliminary Development Plan**

Planning Staff recommends Planning Commission motion to recommend approval of PDP15-0014 TOWNEPLACE AT THE MET, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Towneplace at The Met", kept on file in the City of Chandler Planning Division, in File No. PDP15-0014, except as modified by condition herein.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Raceway signage shall be prohibited within the development.
6. Tenant panel lettering on all monument signs shall be ¾-inch routed-out push-through.

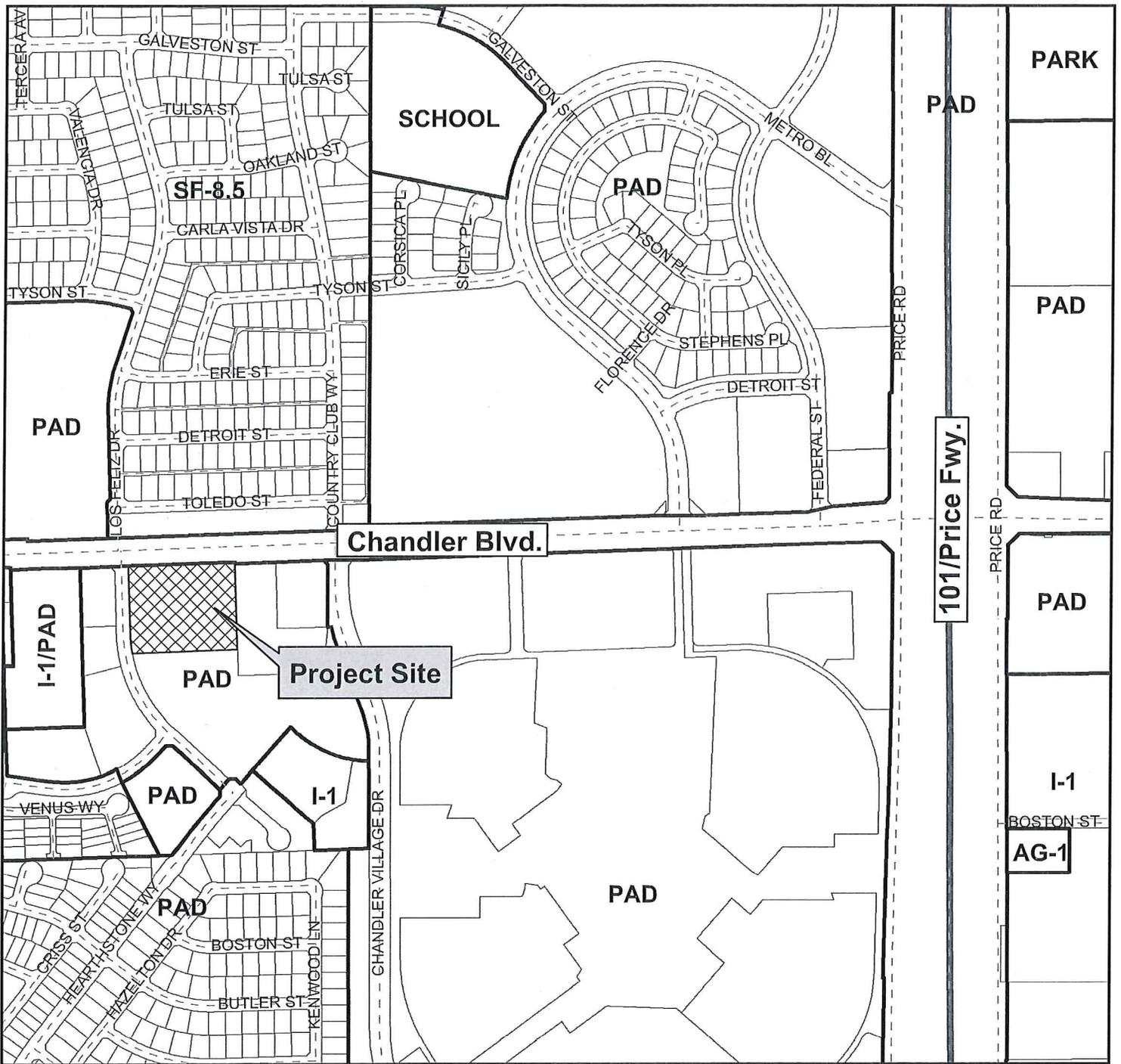
### **PROPOSED MOTION**

#### **Preliminary Development Plan**

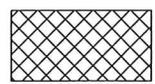
Motion Planning Commission to recommend approval of Preliminary Development Plan request PDP15-0014 TOWNEPLACE AT THE MET for a hotel and inline shops, subject to the conditions as recommended by Planning Staff.

#### **Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. DVR13-0013 The Met plans
6. Recent aerial photo of The Met
7. Development Booklet, Exhibit A

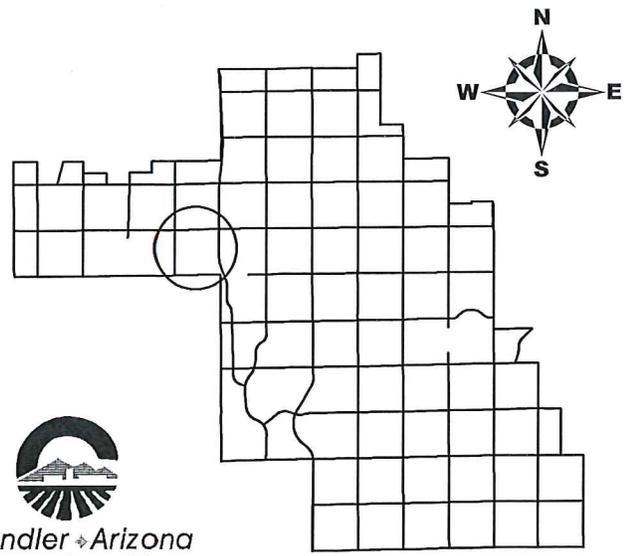


### Vicinity Map

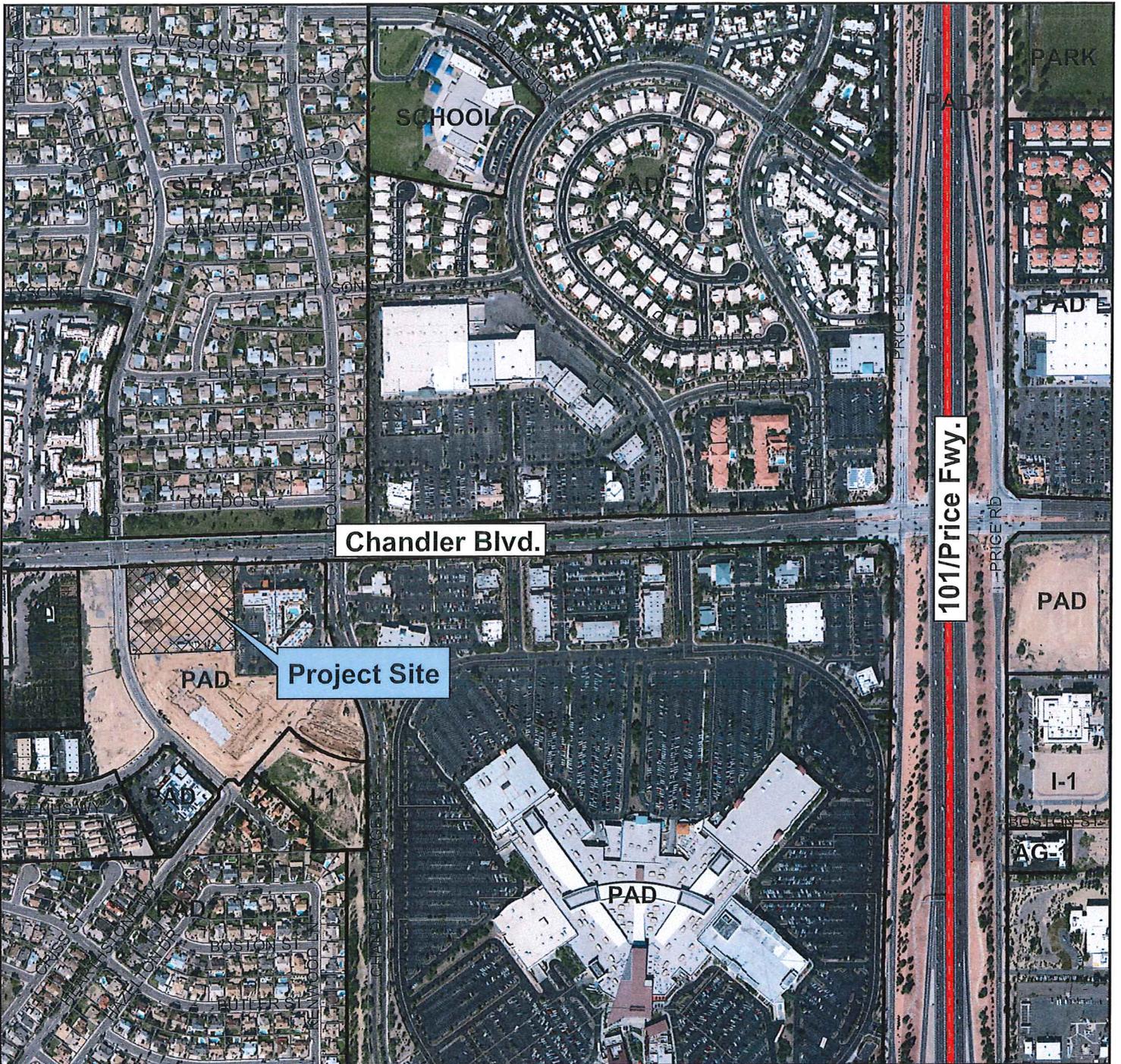


PDP15-0014

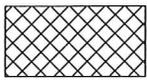
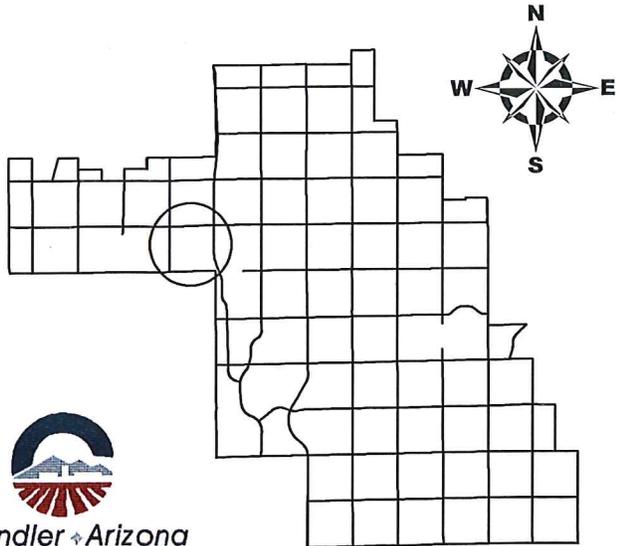
Towneplace at the Met



Chandler Arizona  
Where Values Make The Difference



## Vicinity Map



PDP15-0014

Towneplace at the Met

**PROJECT NAME & LOCATION**

The MA  
 3657 W. Chandler Blvd.  
 Chandler, AZ 85226

**DEVELOPER INFORMATION**  
 The name of the Developer and/or Owner  
 Said property is Owned by: The MA of Chandler, LLC and developed by The MAET Hotel, LLC  
 153 South Payne Stewart Drive  
 Brenton, Missouri 65616  
 417.332.2474  
 Project Manager: William J. McHenry  
 Key Contact: Robert Allen—417.332.3405

**SITE ACRES:**  
 NET ACRES: 3.002 ACRES  
 GROSS ACRES: 4.89 APPROXIMATE

**HOTEL AREA SUMMARY:**

FIRST FLOOR: 14,637 SF  
 TYPICAL TOWER (2-4): 4,646 SF (1/4-2/16 x 3 LEVELS)  
 TOTAL: 57,485 SF  
 NUMBER OF FLOORS: 4 FLOORS  
 NUMBER OF GUEST UNITS: 109 GUEST UNITS (INCLUDING 7 ADA UNITS)

FIRST FLOOR: 19 UNITS (INCLUDING 7 ADA UNITS)  
 SECOND FLOOR: 28 UNITS  
 THIRD FLOOR: 31 UNITS  
 FOURTH FLOOR: 31 UNITS

109 TOTAL UNITS INCLUDES 7 ADA AND XX HEARING IMPAIRED UNITS.  
 \*\* SEE ROOM MATRIX SCHEDULE FOR ADA AND HEARING IMPAIRED UNIT LOCATIONS.  
 COORDINATE ROLL-IN SHOWER LOCATION WITH MATRIX ARCHITECTURAL DRAWINGS. \*\*

**RETAIL AREA SUMMARY:**

RETAIL/RESTAURANT SPACE A & B: 18,111 SF  
 RETAIL: 12,777 SF  
 RESTAURANT: 5,334 SF

TOTAL BUILDING FOOTPRINT: 32,648 SF

**PARKING REQUIREMENTS:**

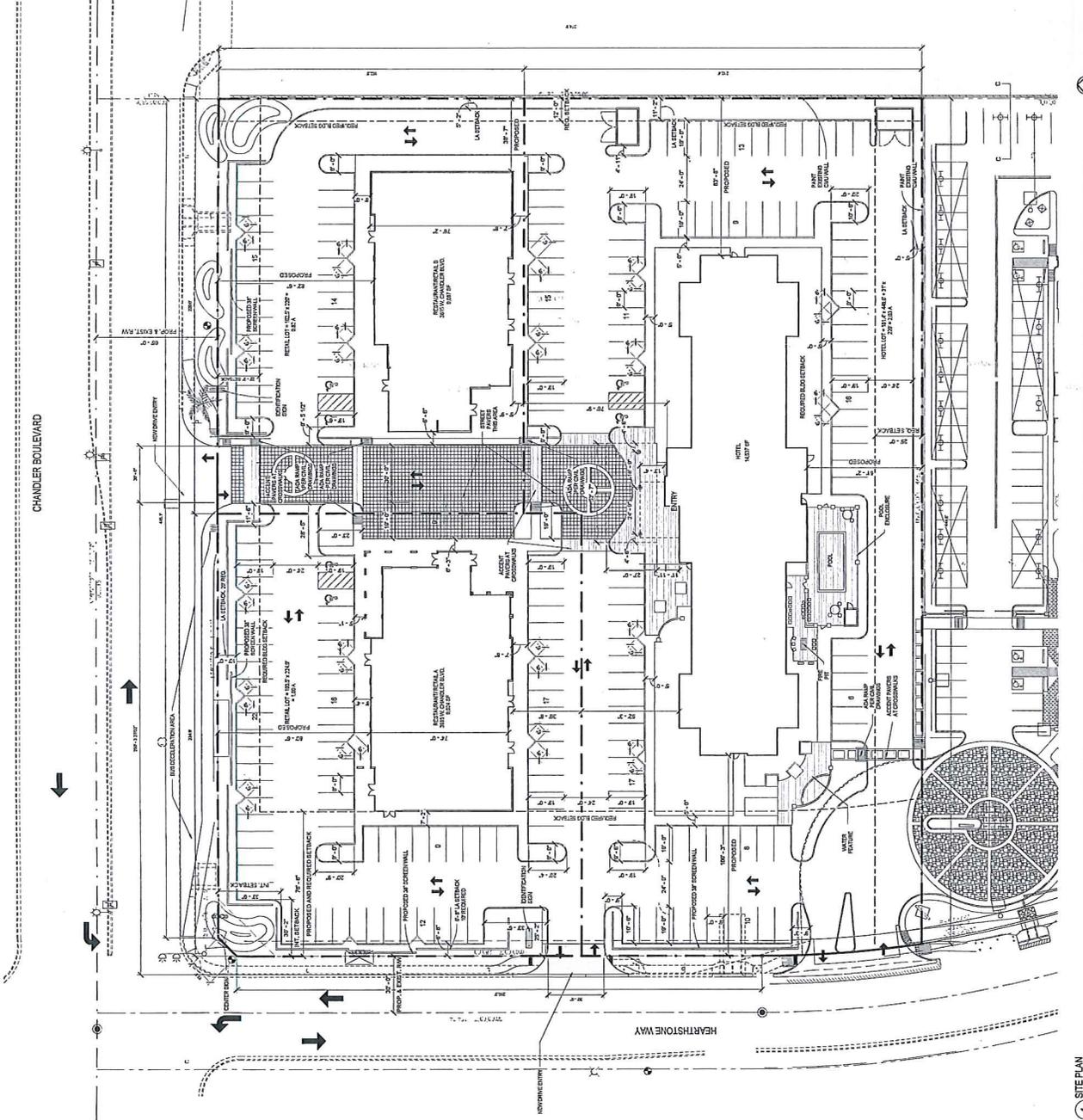
HOTEL: ONE SPACE PER ROOM  
 REQUIRED: 109  
 PROVIDED: 114  
 \*\* CRUISE REQUIREMENTS ONCE SPACE PER 100 SF OF BANQUET, RESTAURANT OR MEETING NOT INTENDED SOLELY FOR GUEST OR EMPLOYEE USE. NO FUNCTIONS WITHIN HOTEL ARE INTENDED FOR NON-GUEST USE \*\*

RETAIL/RESTAURANT SPACE A & B:  
 REQUIRED: 46  
 PROVIDED: 46

RETAIL ONE SPACE PER 250 SQ. FT.  
 REQUIRED: 64  
 PROVIDED: 114

TOTAL PARKING REQUIRED: 219  
 TOTAL PARKING PROVIDED: 219

PP15-0014-SITE PLAN  
 TOWNE PLACE SUITES by MARRIOTT  
 THE CHANDLER HOTEL DEVELOPMENT  
 BUTLER, ROSEBURY & PARTNERS, INC.  
 1000 WEST WASHINGTON AVENUE, SUITE 200, CHANDLER, AZ 85226  
 WWW.BR&P.COM







VIEW FROM WEST CHANDLER BOULEVARD

TOWNEPLACE SUITES & RETAIL/RESTAURANT DEVELOPMENT  
THE MET AT FASHION CENTER - CHANDLER, ARIZONA



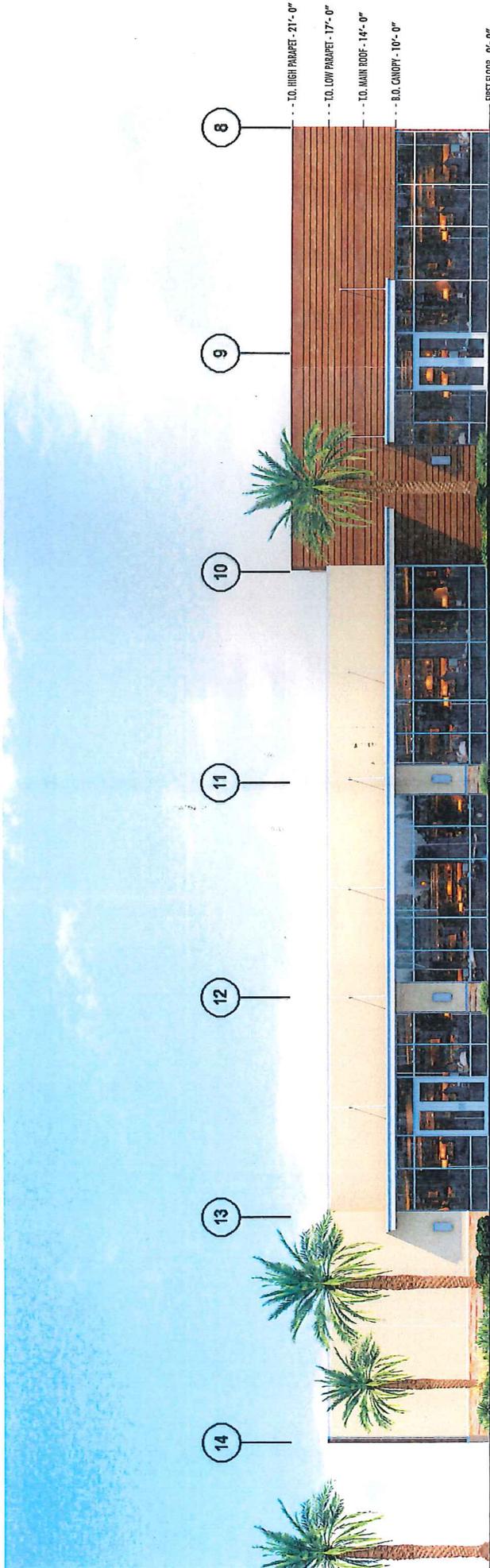
VIEW OF NORTH ELEVATION FROM HEARTHSTONE WAY

TOWNEPLACE SUITES BY MARRIOTT  
THE MET AT FASHION CENTER - CHANDLER, ARIZONA



NORTH ELEVATION RESTAURANT/RETAIL BUILDING A

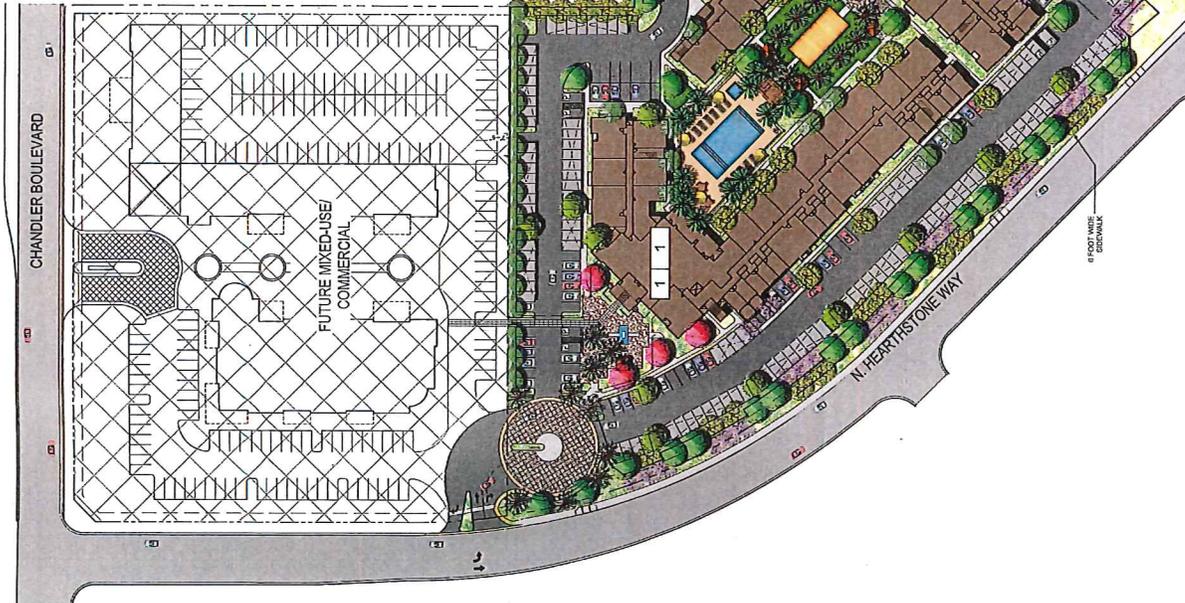
TOWNEPLACE SUITES & RETAIL/RESTAURANT DEVELOPMENT  
 THE MET AT FASHION CENTER - CHANDLER, ARIZONA



NORTH ELEVATION RESTAURANT/RETAIL BUILDING B

TOWNEPLACE SUITES & RETAIL/RESTAURANT DEVELOPMENT  
 THE MET AT FASHION CENTER - CHANDLER, ARIZONA





CONCEPTUAL COMMERCIAL PLAN

AC1.0

© BITTNUM ARCHITECTURE GROUP, INC.

REVISIONS:	
DATE:	JULY 13, 2013
SCALE:	1" = 50'
SHEET NO.:	12 OF 20

The MET at Fashion Center  
 3657 West Chandler Boulevard Chandler, Arizona 85226  
 Chandler Apartments, LLC  
 153 South Payne Stewart Drive Branson, Missouri 65616

**bitlform** architecture

bitlform architecture group, LLC.  
 11405 West McDowell, Suite 5  
 Phoenix, Arizona 85028  
 Phone: 602.255.0200 Fax: 602.255.0229

DVR13-0013  
 The met



Dec. 2015 aerial  
photo, The met